

144.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

774,800 / 774,800

USE VALUE:

774,800 / 774,800

ASSESSED:

774,800 / 774,800


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109		NEWPORT ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	RICE CHRISTINE M	
Owner 2:	PAXTON SCOTT	
Owner 3:		
Street 1:	109 NEWPORT ST	
Street 2:		

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1: MCPHAIL WILLIAM J SR & ANNETTE -

Owner 2: TRS/W.J. MCPHAIL SR FMLY IRR -

Street 1: 109 NEWPORT ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02476		

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1965 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4797		Sq. Ft.	Site		0	80.	1.18	9									451,129						451,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4797.000	322,800	900	451,100	774,800		93516
							GIS Ref
							GIS Ref
							Insp Date
							01/15/18

 APPRAISED: 774,800 / 774,800
 USE VALUE: 774,800 / 774,800
 ASSESSED: 774,800 / 774,800

Entered Lot Size	Total Land:	Land Unit Type:

11180!	PRINT	Date	Time
		12/30/21	12:03:29
	LAST REV	Date	Time
		03/28/18	09:37:08
		apro	
		11180	
		ASR Map:	
		Fact Dist:	
		Reval Dist:	
		Year:	
		LandReason:	
		BldReason:	
		CivilDistrict:	
		Ratio:	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCPHAIL WILLIAM	54993-444		7/15/2010		590,000	No	No		
MC PHAIL WILLIA	54192-544		1/22/2010	Convenience	10	No	No		
	12109-267		11/2/1971		25,000	No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/24/2014	1404	Manual	3,000					Replace bricks at	1/15/2018	Inspected	BS	Barbara S											
4/2/2013	455	Manual	5,400					INSULATION	12/15/2017	MEAS&NOTICE	HS	Hanne S											
12/18/2012	1660	New Wind	2,995	C					6/12/2013	Info Fm Prmt	EMK	Ellen K											
5/9/2011	412	Manual	3,100						4/11/2013	Info Fm Prmt	MM	Mary M											
									1/28/2009	Measured	336	PATRIOT											
									12/1/1999	Mailer Sent													
									11/15/1999	Entry Denied	153	PATRIOT											
									12/1/1991		PM	Peter M											
									Sign:	VERIFICATION OF VISIT NOT DATA													

